

## 4.0 CEQA TOPICAL SECTIONS

### 4.1 GROWTH-INDUCING IMPACTS

In accordance with CEQA Guidelines Section 15126 (f), this EIR discusses the ways in which the proposed project could foster economic or population growth or the construction of additional housing in the vicinity of the project and how that growth will, in turn, affect the surrounding environment. Growth can be induced in a number of ways, including through the elimination of obstacles to growth, or through the stimulation of economic activity within the region. The discussion of the removal of obstacles to growth relates directly to the removal of infrastructure limitations or regulatory constraints that could result in growth unforeseen at the time of the project approval.

A number of issues must be considered when assessing the growth-inducing effects of development plans, such as the proposed project. These include the following:

- *Elimination of Obstacles to Growth:* The extent to which infrastructure capacity provided to accommodate the proposed project would allow additional development in surrounding areas; and
- *Economic Effects:* The extent to which development of the proposed project could cause increased activity in the local or regional economy.

#### **Elimination of Obstacles to Growth**

The elimination of physical obstacles to growth is considered to be a growth-inducing effect. As discussed in Chapter 2.3, Specific Project Description, and Chapter 3.11 Utilities, the proposed project would require new on-site infrastructure in order to accommodate the project. This includes improvements to drainage facilities, utility relocations and improvements (e.g., sewer, water, and electrical infrastructure), driveway entrance improvements, as well as landscaping and pedestrian walkways along the frontage of the project. The new public utilities needed for the proposed project improvements are specifically designed to accommodate project needs, and are not sized nor intended to serve other users in Squaw Valley. It should be noted that an exception to this finding may occur, should the PlumpJack will operate in a manner that also serves other users in Squaw Valley (i.e., Intrawest). If this occurs, the operations are generally needed to enhance the existing system, rather than provide additional capacity. It should also be noted that, in the immediate site vicinity, opportunities for additional growth are constrained by the availability of developable land. By allowing for the project expansion, it is improbable that other areas will be induced to develop or expand, as a result of these constraints.

#### **Economic Effects**

The proposed expansion to the existing PlumpJack Squaw Valley Inn project would include the development of 34 multi-family residential units, 28 lockout units, underground and street level parking, foyer/lobby area, exercise room, and a game room. The entire new structure will be approximately 152,179 sf. Attached parking garage at below-grade, grade, and mezzanine level.

Development of this type of project would most likely attract more visitors to the Squaw Valley area, thereby creating an economic stimulus that could attract more businesses and residences to the Valley. In this fashion, the proposed project could contribute to increase activity in the local economy, potentially fostering new economic and population growth throughout the Valley and the region.

The proposed project would generate a total of approximately six permanent new jobs. In addition, during project construction temporary construction-related jobs would be created resulting in the need for rental housing and other amenities. Some of these jobs may be filled by residents in the Valley, however, some would also be filled by people outside the area contributing to the overall growth of both the Valley and the region. The increase in future employment generated by resident and employee spending is commonly referred to as the "multiplier effect" and would result in the increased demand to provide adequate space to meet the spending needs of those employees. In this fashion, the proposed project would contribute to increased activity in the local economy resulting in additional growth throughout the region.

At this time it would be speculative to determine how and where new economic growth attributable to the project would occur outside the Valley and in the region. Although the economic effect can be qualitatively described, the actual environmental implications of this type of economic growth are difficult to predict since they can occur throughout the region and beyond.

To summarize, implementation of the proposed project could eliminate obstacles to growth by requiring the enhancement of existing utilities that future development may take advantage of. In addition, the proposed project would have an effect on the local economy by attracting new residents and visitors; therefore, contributing to a stimulus for new development to occur.

## **4.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION**

Section 15127 of the CEQA Guidelines require that this EIR consider significant irreversible environmental changes which would be involved in the proposed actions should they be implemented. For the purposes of this project, an impact would be determined to be a significant and irreversible change in the environment if:

- Development of any of the project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of development would generally commit future generations to similar uses (e.g., a highway provides access to a previously remote area);
- Site development would substantially alter and/or obstruct views from existing residential development;
- Development of the proposed project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing and eventual development of the project would result in an unjustified consumption of resources (e.g., the wasteful use of energy).

Determination of whether development of the project would result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed with little possibility of restoring them.

Significant impacts resulting from development of the proposed project, for which complete mitigation is unavailable, infeasible, or outside the jurisdiction of the County to implement, are summarized in Chapter 4.3, Unavoidable Adverse Impacts, and are described in detail in the appropriate subsections of Chapter 3.

### **Irreversible Changes to the Environment**

Implementation of the proposed project would result in the long-term commitment of resources to serve the purposes of the proposed development. The most notable significant irreversible impacts are a commitment of energy resources in the form of propane and electricity; increased demand on public services and utilities, particularly water supply; change to the viewshed for existing residential development; and increased generation of pollutants and the short-term commitment of non-renewable and/or slowly renewable natural and energy resources such as lumber and other forest products, mineral resources, and water resources during construction activities. These irreversible impacts, which are, as yet, unavoidable consequences of urban growth, are described in detail in the appropriate sections of this EIR.

## **4.3 UNAVOIDABLE ADVERSE IMPACTS**

Section 15126, subd. (b) and Section 21000, subd. (b) of the CEQA Guidelines require that this EIR include a description of the impacts identified as significant and unavoidable should the proposed action be implemented. These impacts are unavoidable because it has been determined that either no mitigation, or only partial mitigation, is feasible. This chapter identifies significant impacts that could not be eliminated or reduced to a less than significant level by mitigation imposed by Placer County. In addition, some impacts are potentially significant and unavoidable since the feasibility and/or implementation of the recommended mitigation measure cannot be guaranteed by Placer County because it falls within the responsibility of other jurisdictions to enforce and monitor. The final determination of significance of impacts and of the feasibility of mitigation measures will be made by the County as part of their certification action.

The following discussion of those impacts found to be significant and unavoidable, or potentially significant and unavoidable after mitigation.

### **Project-Specific Significant and Unavoidable Impacts**

- Impacts to traffic conditions (Squaw Valley Road/Highway 89) during the peak period for exiting ski-traffic will remain at LOS F.
- Impacts to visual/aesthetics that could substantially alter and/or obstruct views from existing residential development.

### **Cumulative Significant and Unavoidable Impacts**

- Impacts to traffic conditions (Squaw Valley Road/Highway 89) during the peak period for exiting ski-traffic will remain at LOS F.